5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Kendall Housing Authority **PHA Code**: IL137

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2025
The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029
PHA Plan Submission Type: ☐ 5-Year Plan Submission ☒ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements. Required for all PHAs completing this form.

B.1 **Mission.** State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

Our Mission: To create strong, sustainable, inclusive communities and quality affordable homes for all; improve the potential for long-term economic success and a sustained high quality of life for the residents that we serve.

B.2	**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. GOAL 1: Preserve or create 250 Additional Affordable Housing Units Objective One: Establish and launch Property Rental Assistance Program. Invite residential property owners and developers to apply through a competitive RFP process for the allocation of vouchers in a Housing Assistance Payments (HAP) contract. Objective Two: Increase marketing outreach by launching a marketing campaign to attract more landlords and property management firms to market their available units through physical property listings, social media, local publications, headquarters new digital lobby board, etc. Objective Three: Establish an affordable housing real estate development pipeline through external Kendall County municipal departments. Objective Four: Track performance under new approved Moving-to-Work (MTW) authority to support opportunities for landlord/owner involvement in the affordable housing expansion goal in Kendall County, IL. GOAL 2: Create Opportunities for Individuals, Families, and Children to Thrive Objective One: Implementation of KHA FSS Program to further support individuals, family and children. Objective Two: Increase client briefing information on various program offering for FSS, homeownership, financial literacy, apprenticeships, etc. Objective Three: Implement marketing engagement activities to increase resident involvement.(i.e. back to school drive, food pantry events, hosting local informational sessions in Kendall County, etc.) GOAL 3: Build and Expand External Partnerships to Pool Resources and Maximize Impact for KHA's Program Participants. Objective One: Expand external partnerships in for-profit sectors to bring more resources or funding to better assist individuals and families in need. Objective Two: Expand external partnerships in nonprofit sectors to bring more resources or funding to better assist individuals and families in need. Objective Three: Expand external relationships within Kendall County government local municipalities in planning/economic development to further increase opportunities for affordable housing and program resources to better assist individuals and families in need. Amended Goals GOAL 4: Utilize Moving to Work Authority to Enhance Program Administration and Housing Choice Objective One: Implement Small Area Fair Market Rent (SAFMR)-based payment standards throughout KHA's jurisdiction utilizing KHA's Moving to Work authority under MTW Activity 2.a, Payment Standards – Small Area Fair Market Rents (HCV), to better reflect localized rental market conditions and expand housing choice for participating families. Objective Two: Utilize KHA's status as a Moving to Work agency to opt out of assessment under the Section Eight Management Assessment Program (SEMAP), consistent with HUD's MTW Operations Notice.

B.3	**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. **Objective 1. Maintain a clean audit opinion**. *Maintain HCV Program files for KHA in an established file protocol system.* Goal 1. Ensure Recertification documentation is included for each file. a. Initial program year certification is in each file. b. Most current 3 years of certifications are in each file. c. Certifications older than 3 years are queued for destruction. Goal 2. Ensure Rent Reasonableness documentation is included for each file. a. Use of HUD compliant system to verify rent reasonableness. b. Maintain supporting documentation for each file. Goal 3. Ensure all disbursements have supporting documentation. a. Support documents required for all check requests. b. QC review to ensure compliance. Goal 4. Deposit cash receipts timely. a. Deposit cash receipts same day as arrival. b. Limit cash acceptance as exceptions to policy of non-cash payment options. **Outcome:** *Maintain HCV Program files for KHA in an established file protocol system.* All 4 goals met successfully. **Objective 2. Maintain HCV Wait List in compliance with program guidelines**. Increase administration aspects of wait list pre-applications. Goal 1. Engage applicants no less than quarterly to update their online pre-application information. Goal 2. QC wait list pre-application information for content no less than semi-annually. Goal 3. Monitors wait list to ensure sufficient number of applicants remain. a. Applicants remain on list in adequate numbers to maintain leasing rate of at least 95%. b. Applicants remain on the list in adequate number to replace program end of participation. c. Open wait list for new applications when the number of applicants remaining on list can be serviced in 12 months. **Outcome:** Maintain HCV Wait List in compliance with program guidelines. All 3 goals met successfully **Objective 3. Computerize program files and other documents** *Utilize available technology to initiate a "paperless" file storage system.* Goal 1. Where possible utilize an "integrated" system compatible with system of record **Outcome:** Computerize program files and other documents. In process of converting all physical files digitally. **Objective 4. Pilot Uniform Physical Condition Standards for Vouchers protocol (UPCS-V) and install biennial inspection protocol.** Goal 1. Pilot the move by KHA to the UPCS-V inspection protocol. Goal 2. Switch to a biennial inspection schedule. a. Develop standards to identify eligible units. b. Develop timetable for each participating unit. c. Full implementation by 12/31/2023. Goal 3. Install an electronic inspection process. **Outcome:** Pilot Uniform Physical Condition Standards for Vouchers protocol (UPCS-V) and install biennial inspection protocol. Two (2) of 3 (3) goals met successfully. KHA moved to biennial inspections planned during 2020, an electronic inspection process is in place and Physical Condition Standards for Vouchers protocol (UPCS-V) program by HUD has changed. **Objective 5. Explore expansion affordable housing opportunities within the County.** Goal 1. Apply for any new increment of ACC vouchers that may become available. Goal 2. Apply for any special purpose wait list pre-application information for content no less than semi-

	annually. Goal 3. Initiate landlord outreach opportunities. **Outcome:** Explore expansion of affordable housing opportunities within the County. All 3 goals initiated with varying success.
B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. KHA is fully engaged in supporting applicants and participants under VAWA. The newly adopted 2025 KHA Administrative Plan further supports VAWA policies and goals. Refer to KHA Administrative Plan Part III: Violence Against Women Act.
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. KHA defines a substantial deviation from the Five-Year Plan as a significant change in the direction of the Authority's mission, goals, or objectives, including the addition, elimination, or material modification of a major goal or objective identified in the Five-Year Plan. KHA defines a significant amendment or modification to the Five-Year Plan or Annual Plan as a material change to a major program, policy, or strategy, including significant changes to policies governing eligibility, admissions, waiting lists, rent or subsidy determination, or the implementation or discontinuation of a major program or program flexibility. Changes that are administrative, technical, corrective, or otherwise do not materially alter KHA's programs, policies, goals, or objectives will not constitute a substantial deviation or significant amendment or modification.
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Strategy One: Launch Property Rental Assistance Program

Action(s):
To preserve and expand the supply of affordable housing under the Fair Housing Act for individuals and families, KHA IL137 will launch a newly created Property Rental Assistance Application program aimed to increase affordable/workforce housing in Kendall County, IL.

The proposed KHA's Property Rental Assistance (PRA) program is a housing development resource in which KHA or its nonprofit affiliate (DHA Management Inc./ILiveDuPage) partners with private developers to bring long-term housing opportunities to Kendall County through Project Based Vouchers (PBV - Federal Regulation 24 CFR 983).

KHA will invite residential property owners and developers to apply through a competitive RFP process for the allocation of vouchers in a Housing Assistance Payments (HAP) contract.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Strategy Two: Implementation of KHA FSS Program

Action(s):
Kendall Housing Authority (IL137) currently has 37 FSS mandatory slots and will submit for an FSS grant (Due June 30, 2025; Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinators (SC) grant program) to administrator the Family Self Sufficiency (FSS) program internally. This will serve as an opportunity to address advancing racial equity in Kendall County, IL.

DuPage Housing Authority will administer KHA's FSS program and will continue to coordinate the FSS program using rental assistance under the Housing Choice Voucher Programs together with public and private resources to provide supportive services to enable participating families to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency. These services include the development of the client individual Training and Service Plans (also called the Personal Development Plan), case management and supportive service referral activities, service plan updates, planning visits with program participants and other direct services.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?
(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.
(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing …." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.